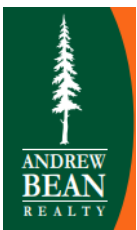


FOR LEASE

3537 NW St Helens Rd, Portland, Oregon 97210 *Prime Industrial Location*



- +/- 1.26 Ac. Lot Zoned IH (Heavy Industrial)
- +/-6,402 SF across Three Buildings
- Remodel Underway!
- 3-Phase Power in Shop Building
- Dock & Grade Loading; 53' Access
- Fenced; 2 Gates



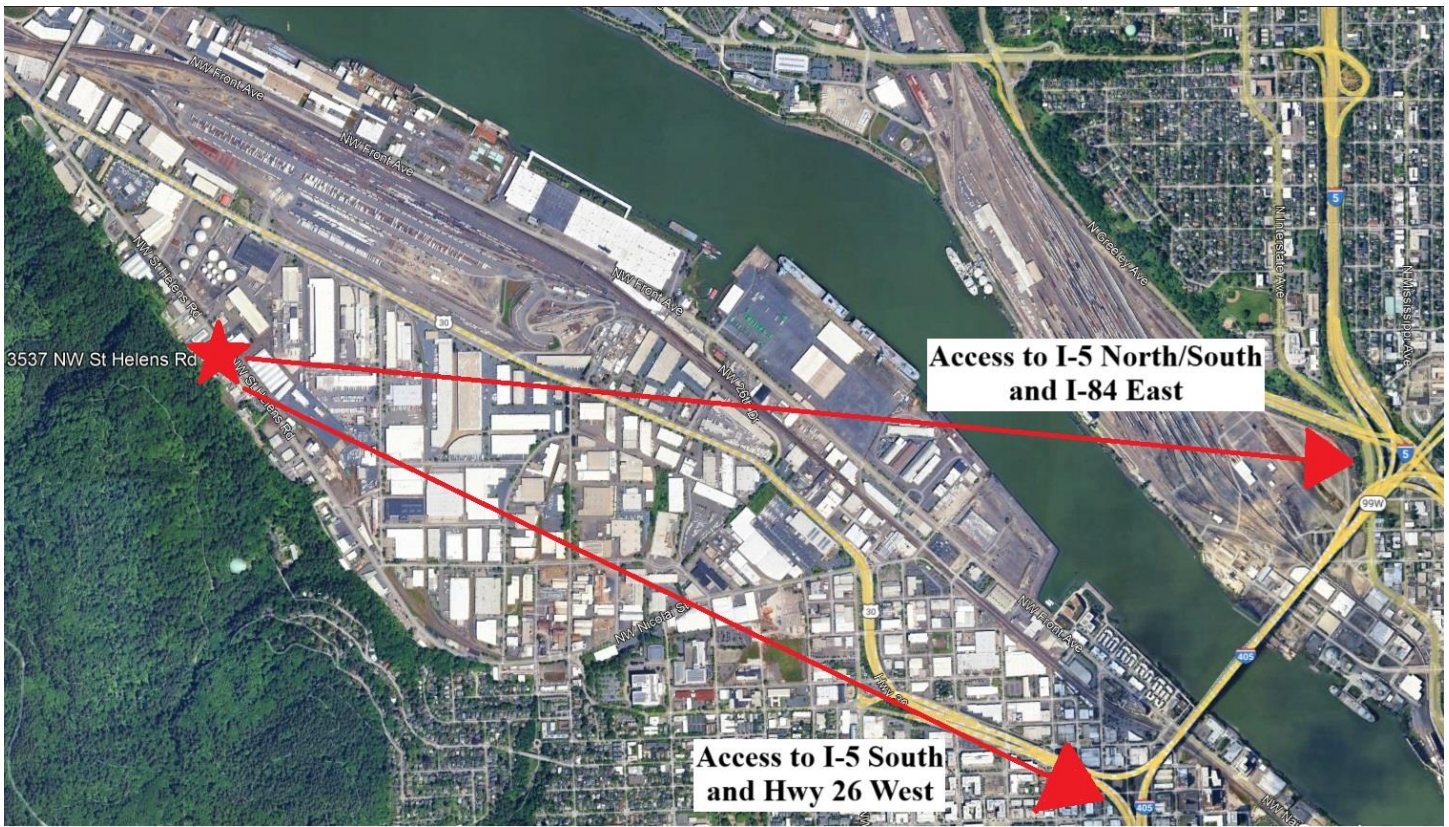
Andrew Bean Realty
503-819-5381
Mailing: PO Box 10104
Portland, Oregon 97296

This information has been obtained by others and deemed to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



FOR LEASE

3537 NW St Helens Rd, Portland, Oregon 97210 *Prime Industrial Location*



Centrally located in the Guild's Lake / NW Industrial District with easy freeway access to all directions. Over 50,000 SF of fenced and lighted land – mostly paved, some gravelled – ideal for a user needing dock-high & grade-level loading (53' trailer access; 12'-14' grade-level doors) plus space to park fleet vehicles and/or outdoor storage/yard. Two curbcuts and two gates to and from NW St. Helens Rd for easy drive-thru capabilities.

Clean Phase 1 and Phase 2 Environmental Reports from December 2025 available.



\$9,000/MO NNN

Andrew Bean, SIOR

503-819-5381

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